

**CITY OF ROCHESTER  
Planning Board**

Monday, September 22, 2008 at 7:00 p.m. (workshop)

**City Council Chambers**

31 Wakefield Street, Rochester, NH 03867

*(These minutes were approved October 6, 2008)*

Members Present

A. Terese Desjardins, *Chair*

Lance Powers, *Vice Chair*

Tim Fontneau, *Secretary*

Tom Abbott

Richard Groat

Rick Healey

Eugene McCarthy

John David Meader

Members Absent

Alan Dews (Excused)

Alternates Present

Ray Varney

Staff: Michael Behrendt, Chief Planner

Madeleine Carter, Secretary

(These minutes are the legal record of the meeting and are in the format of an overview of the meeting. It is neither represented nor intended to be a true transcription of the meeting. A recording of the meeting will be on file in the City Clerk's office for reference purposes. It may be copied for a fee).

Ms. Desjardins called the meeting to order at 7:00 p.m. The secretary conducted roll call.

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**Communications from the Chair**

Ms. Desjardins stated the Board received a letter of resignation from Larry Spector resigning from the Board due to work conflicts.

Ms. Desjardins stated item the following items have been postponed by the applicant. Item "B" Brian Boudreau & Charles Clement, III, Silver Street (by Norway Plains Association). 3-lot subdivision. Case # 120-200-R2-08 (PH), postponed to the October 6, 2008 meeting. Item "C" Steve Miller, 139 Flagg Road (by Norway Plains Associates). 7-lot cluster subdivision. Case # 259-29-A-08 (PH), postponed to the October 20, 2008 workshop meeting.

Ms. Desjardins stated item “D” Highfield Commons Planned Unit Development, Route 202. Phase I subdivision and Phase II multifamily development. Case #237-3, 5, 6, 8-A-02 would be discussed at a subcommittee before coming back to the Board. She stated Mr. Dews would call the members to set up that meeting.

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**Opening Discussion/Comments** (up to 30 minutes)

**Public Comment**

No comments.

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**Discussion of general planning issues**

No discussions.

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**Approval of minutes for September 8, 2008**

*A motion was made by Mr. Powers and seconded by Mr. Healey to approve the minutes of September 8, 2008. Motion carried unanimously.*

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**Continued/Modified Applications:**

**A. Nasir Mian, 83 Milton Road.** Modification to approved site plan to allow opening of convenience store before overall site is completed. Case # 210-53-B2-07

Aamer Mian, representing the applicant, stated they have almost completed work on the store. He stated they have had unexpected problems with the tanks and they would probably not be in until spring.

Mr. Behrendt stated this was approved in 2007. He stated there are concerns with the traffic and circulation, not enough parking, the one-way loop around the store with parking in the rear.

Board members discussed treating the surface, problems if it is not paved by wintertime, questions about where the property line is, a blind spot behind the building, having an original traffic pattern, cleaning up the area and putting a coat of paving, and coming back at the October 6 meeting with more information.

Mr. Behrendt stated there could be an on site meeting with the members of the TRC.

Board members discussed looking at it on their own.

Mr. Mian stated they could back fill the tank section.

Board members and Mr. Mian discussed the lot and finding out where the property lines are, parking behind the building, the sign that is on the lot, and other issues.

This application has been continued to the October 6, 2008 meeting.

## **Natural Resources Chapter of the Master Plan**

Ms. Desjardins introduced Kenn Ortmann, Planning Director, and Ea Ksander, Community Development Specialist. She invited them to take a seat with the Board.

Ms. Desjardins introduced and welcomed Bill O'Connor, the new Fosters and Times newspaperman, who is taking the place of Adam Krauss.

Ms. Desjardins discussed the process at which the Board would discuss the Natural Resources Chapter of the Master Plan. She stated these are just suggestions and recommendations as a guideline to follow.

*A motion was made by Mr. Powers and seconded by Mr. McCarthy to accept the acknowledgement and table of contents as presented.  
Motion carried unanimously.*

*A motion was made by Mr. McCarthy and seconded by Mr. Healey to accept page 1 as presented. Motion carried unanimously.*

*A motion was made by Mr. Abbott and seconded by Mr. Groat to accept page 2 as presented. Motion carried unanimously.*

*A motion was made by Mr. Abbott and seconded by Mr. Healey to accept page 3 as presented. Motion carried unanimously.*

*A motion was made by Mr. McCarthy and seconded by Mr. Groat to accept page 4 as presented. Motion carried unanimously.*

*A motion was made by Mr. McCarthy and seconded by Mr. Abbott to accept page 5 as presented. Motion carried unanimously.*

*A motion was made by Mr. Abbott and seconded by Mr. Powers to accept page 6 as presented. Motion carried unanimously.*

*A motion was made by Mr. Healey and seconded by Mr. Meader to accept page 7 as presented. Motion carried unanimously.*

*A motion was made by Mr. Healey and seconded by Mr. Meader to accept pages 8 & 9, and to eliminate action item TP 1 because it has been completed by the adoption of Chapter 50 in the General Ordinance of the City of Rochester.  
Motion carried unanimously.*

*A motion was made by Mr. Abbott and seconded by Mr. Groat to accept pages 10 to 14 as presented. Motion carried unanimously.*

Board members and Mr. Ortmann briefly discussed revising the ordinance to preserve farmland.

*A motion was made by Mr. McCarthy and seconded by Mr. Healey to accept page 15 and to the top of page 18 as presented. Motion carried unanimously.*

Board members, Mr. Behrendt, Mr. Ortmann, and Ms. Ksander discussed the recommendations, pages 18 to 24, and table 10 (shoppers), FR 1, spending no tax dollars and having only volunteerism. Eliminating FR 1, long-term priority, management strategy of the downtown area, items R1, 2, 4, 10, 11, and 13. Also discussed were resources of volunteers at no expense to the City, adding a column on page 102 (Priority Actions), and finding the most logical way to look at this.

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The following are motions and discussions concerning the recommendations on page 24.

*A motion was made by Mr. Powers and seconded by Mr. Healey to accept FR 1 and change priority from highest to long term volunteerism.  
Motion carried unanimously.*

*A motion was made by Mr. Powers and seconded by Mr. Meader to accept FR 2, and change priority from highest to long term volunteerism.  
Motion carried unanimously.*

*A motion was made by Mr. McCarthy and seconded by Mr. Groat to accept FR 3, and change priority from highest to intermediate.  
Motion carried unanimously.*

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*A motion was made by Mr. Meader and seconded by Mr. Powers to remove FR 4.*

Board members discussed rewording FR 4.

*Motion carried. Vote of 6 to 2 with two opposing: Mr. Fontneau, and Mr. Abbott.*

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*A motion was made by Mr. McCarthy and seconded by Mr. Groat to accept FR 5 as is.  
Motion carried.  
One opposed: Mr. Powers.*

*A motion was made by Mr. Abbott and seconded by Mr. Groat to accept FR 6 as is.  
Motion carried unanimously.*

*A motion was made by Mr. Powers and seconded by Mr. Healey to accept FR 7 as is.  
Motion carried unanimously.*

*A motion was made by Mr. Healey and seconded by Mr. Abbott to accept FR 8 as is.  
Motion carried unanimously.*

*A motion was made by Mr. Powers and seconded by Mr. Meader to accept FR 9 and add volunteerism.  
Motion carried unanimously.*

*A motion was made by Mr. Powers and seconded by Mr. Healey to accept FR 10 and add volunteerism.*

*Motion carried unanimously.*

*A motion was made by Mr. Powers and seconded by Mr. Groat to accept FR 11 and add volunteerism.*

*Motion carried unanimously.*

*A motion was made by Mr. Powers and seconded by Mr. Healey to accept FR 12 as is.*

*Motion carried unanimously.*

*A motion was made by Mr. Powers and seconded by Mr. McCarthy to accept FR 13 and add volunteerism.*

*Motion carried unanimously.*

*A motion was made by Mr. Powers and seconded by Mr. McCarthy to accept the recommendations with changes as discussed.*

*Motion carried unanimously.*

Discussion of the Natural Resources Chapter of the Master Plan was continued to the October 20, 2008 workshop meeting.

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#### **Other Business**

No other business.

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#### **Adjournment**

*A motion was made Mr. Healey and seconded by Mr. McCarthy to adjourn at 8:30 p.m.*

*Motion carried unanimously.*

Respectfully submitted,

Madeleine Carter, Secretary

(These minutes were transcribed from notes)